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May 28, 1991

OF COUNSEL
ALVIN L. KAPLAN

File No. 2530.4

VIA FEDERAL EXPRESS

Secretary
Interstate Commerce Commission
Room 2303
Washington, D.C. 20423

17356
MAY 29 1991 2:20 PM

INTERSTATE COMMERCE COMMISSION

Re: **Ms. Mildred Lee**
Documents for Recordation

Dear Secretary:

This firm represents Affiliated Bank, a party to the enclosed Equipment Mortgage. I have enclosed two fully executed and notarized originals of the document described below, to be recorded pursuant to Section 11303 of Title 49 of the United States Code and the regulations adopted thereto.

The document is an Equipment Mortgage and Assignment of Leases, a primary document, dated April 24, 1991.

The names and addresses of the party to the document are as follows:

Mortgagor: **Relco Locomotives-Great West, Inc.**
113 Industrial Avenue
Minooka, Illinois 60447

Mortgagee: **Affiliated Bank**
1737 West Howard Street
Chicago, Illinois 60626

A description of the equipment covered by the document follows:

3 EMD-SW1200, 1200H.P., 125 ton Switchers, bearing the roadmarks and numbers GW1290, GW1291 and GW1292.

DE HAAN & RICHTER, P.C.

Secretary
Interstate Commerce Commission
May 28, 1991
Page Two

A fee of \$15.00 is enclosed. After recordation, please return one original to Michele L. von Ebers, DeHaan & Richter, P.C., 55 West Monroe Street, Suite 1000, Chicago, Illinois 60603.

A short summary of the document to appear in the index follows:

Equipment Mortgage and Assignment of Leases between Relco Locomotives-Great West, Inc., a Utah corporation, 113 Industrial Avenue, Minooka, Illinois 60447 ("Mortgagor") and Affiliated Bank, 1737 West Howard Street, Chicago, Illinois 60626 ("Mortgagee"), dated April 24, 1991, and covering 3EMD-SW1200 switching locomotives.

Very truly yours,



Michele L. von Ebers

MLvE:be
Enclosures

cc: Mr. Richard D. Gauthier (w/o enclosure)
Mr. Stan Rosendahl (w/o enclosure)

SECURITY AGREEMENT

RECORDED NO 17356
MAY 29 1991 2:10 PM
INTERSTATE COMMERCE COMMISSION

RELCO LOCOMOTIVES-GREAT WEST, INC., a Utah corporation

(Name of Debtor)

113 Industrial Drive

(Address)

Minooka

(City)

Illinois 60447

(County)

(State)

(herein called "Debtor"), hereby conveys and grants to AFFILIATED BANK (herein called "Secured Party") a continuing security interest in the Collateral herein described, and in the proceeds and products of said Collateral, to secure payment and performance of the following indebtedness and obligations of Debtor to Secured Party: which are collectively referred to as the "Liabilities":

(a) Debtor's promissory note of even date herewith, in the principal amount of Thirty Thousand and No/100

(\$30,000.00 -) Dollars.

payable to the order of Secured Party as therein described ~~and~~ ("Note");

(b) Any and all promissory notes hereafter executed by Debtor to Secured Party evidencing future advances and loans made by Secured Party to or for the account of Debtor; and,

(c) Any and all promissory notes hereafter executed by Debtor to Secured Party evidencing extensions, renewals or re-financing of the foregoing notes; and,

(d) Any and all other obligations and indebtedness of Debtor to Secured Party now existing or hereafter arising, including, but not limited to, advances for insurance premiums repairs to and maintenance of the Collateral, payment of taxes levied against Debtor or the Collateral, and advances to pay or discharge any other lien security interest or encumbrance upon the Collateral; and

(e) All costs and expenses incurred by Secured Party in the collection of any obligation or indebtedness of Debtor to Secured Party, including reasonable attorneys fees, court costs and legal expenses

2 The Collateral covered by this Security Agreement is the following described goods and property

All of the Debtor's now owned or existing or hereafter acquired or arising, wherever located accounts; contract rights; tax refund claims; tax refunds; inventory; equipment, including, but not limited to the specific equipment described on Exhibit A, attached hereto and made a part hereof; other goods including returned and repossessed goods; chattel paper, including, but not limited to the leases specifically described on Exhibit B, attached hereto and made a part hereof; documents; instruments; securities; fixtures; moneys; deposits; all insurance proceeds and return insurance premiums; books and records; general intangibles; claims; credits; other personal property, rights and interests; and in all accessions and additions thereto, substitutions and replacements therefor, and in all products and proceeds thereof. The foregoing goods and property are collectively referred to herein as "Collateral".

~~and in addition thereto, the goods and property described in the schedule herein attached, marked "Exhibit A" and made a part hereof, together with all other goods, machinery, equipment, tools and dies, accounts receivable, general intangibles, fixtures, leases, deposits, customer's lists, routes, patents and patent applications, trade marks and trade names franchises licenses insurance policies, return insurance premiums, inventory, raw materials, work in process, finished goods, products of goods, returned and repossessed goods, documents, instruments and chattel paper now owned or hereafter acquired by Debtor, by way of addition, accession or replacement, and the proceeds of any sale, exchange, collection or other disposition of all inventory, raw materials, work in process, finished goods, returned and repossessed goods, accounts receivable, contract rights and chattel paper (herein collectively called the "Collateral"), and all proceeds and products of the Collateral.~~

3 Until default hereunder Debtor shall be entitled to possession of the Collateral. The Collateral shall be kept at Relco Locomotives-Great West, Inc

113 Industrial Drive

(Address)

Minooka

(City)

Illinois

(County)

(State)

and the following additional addresses, (if any) See Exhibit A, attached hereto and made a part hereof for

additional locations of specific equipment and at P. O. Box 141, Provo, Utah 84603

4 Debtor covenants warrants and agrees with Secured Party as follows:

(a) Debtor is the sole owner of the Collateral free from any lien, security interest, encumbrance or claim and will defend the Collateral against the claims and demands of all persons and, ^{*}(except for liens, security interests, encumbrances in favor of Secured Party)

(b) Debtor shall not sell, lease or encumber the Collateral, grant any subsequent security interest therein, nor part with possession thereof unless Secured Party consents in advance in writing thereto: ~~XXX~~ (except for leases of locomotives in the ordinary course of business) and

(c) Debtor shall not remove or permit the Collateral to be removed from the location or locations specified herein without the written consent of Secured Party, and, including the locomotives,

(d) Debtor shall not use or permit the Collateral to be used in violation of any law, ordinance, or policy of insurance covering said Collateral; and,

(e) Debtor shall maintain the Collateral in good condition and repair and shall pay all taxes levied on the Collateral and on Debtor or Debtor's business, and,

~~XXXXXX~~ (f) Debtor shall not use or permit the Collateral to be used in violation of any law, ordinance, or policy of insurance covering said Collateral; and,

(g) Debtor is authorized to sell inventory to buyers in the ordinary course of business but no such sale shall be made to a buyer in bulk or as security for a money debt. Debtor shall account to Secured Party for the proceeds of any such authorized sale of inventory and shall immediately deliver the proceeds, including chattel paper, to Secured Party, in the identical form received. Nothing herein contained shall be construed to authorize the sale or disposition of Collateral other than inventory; and,

The covenants, conditions and provisions on the reverse side hereof are a part of this Security Agreement, which consists of two pages, and are incorporated herein by reference.

RIDER
TO
EQUIPMENT MORTGAGE AND
ASSIGNMENT OF LEASES/SECURITY AGREEMENT
DATED AS OF APRIL 24, 1991
OF
RELCO LOCOMOTIVES-GREAT WEST, INC.

1. The Liabilities of Debtor shall also include all indebtedness, obligations and liabilities of Debtor to Secured Party under the guaranties of payment of all indebtedness, obligations and liabilities of Relco Locomotives, Inc., an Illinois corporation ("Relco Locomotives") and Relco Finance Corporation, an Illinois corporation ("Relco Finance") to Secured Party, executed by Debtor and dated as of the date hereof ("Guaranties").

2. As further security for the payment and performance of Debtor's Liabilities, Debtor hereby grants, transfers and assigns to Secured Party all of Debtor's rights, titles and interest in and to all of Debtor's leases relating to the equipment, whether now or hereafter existing, including those certain leases described on Exhibit B (individually called "Lease" and collectively called "Leases") together with any amendments, supplements, schedules, or riders attached thereto or as may be executed from time to time, any and all extensions and renewals thereof, and including without limitation the following: (a) all rental payments and other moneys, including all insurance payments and claims for losses, due and to become due Debtor under, and all claims for damages arising out of the breach of, the Leases; (b) the right of Debtor to terminate the Leases; (c) the right of Debtor to perform under the Leases; (d) the right of Debtor to compel performance of the terms of the Leases; and (e) any guaranty of the Leases and any rights of Debtor in respect of any subleases permitted under the Leases.

3. The occurrence of the following conditions or events shall cause an event of default under this Security Agreement:

a. A default under any of the Related Financing Agreements (defined below). As used herein, "Related Financing Agreements" means the Note, this Security Agreement, the Guaranties, and any and all agreements, instruments and documents, including without limitation, all notes, guaranties, security agreements, mortgages, deeds of trust, pledges, powers of attorney, consents, assignments, contracts, notices, leases, financing statements and all other written matter heretofore, now or hereafter executed by and/or on behalf of Debtor, Relco Locomotives and Relco Finance and delivered to Secured Party, together with all agreements and documents referred to therein or contemplated thereby in connection with the indebtedness, obligations and liabilities of Debtor, Relco Locomotives and Relco Finance to Secured Party.

b. The dissolution or termination of Debtor, whether by voluntary or involuntary action.

c. Debtor (i) voluntarily ceases conducting all or any material part of its business affairs, or (ii) is enjoined, restrained or in any way prevented from conducting all or any material part of its business affairs by court order.

d. Debtor fails to pledge or grant or cause to be pledged or granted to Secured Party a continuing security interest in the Collateral or to immediately furnish additional and satisfactory collateral after Secured Party makes such request to Debtor when Secured Party, in its sole discretion exercised in good faith (defined below), shall deem itself insecure for any reason whatsoever. As used herein, "good faith" means honesty in fact in the conduct or transaction concerned, as determined on a subjective basis.

4. Debtor represents and warrants as of the date hereof and so long as any of the Liabilities remain outstanding, that:

a. Debtor is a corporation duly organized, validly existing and in good standing under the laws of the State of Utah, and is not doing business in the State of Illinois. Debtor has full corporate power and authorization by Debtor's Board of Directors or Debtor's stockholders, or both, to own its properties and to conduct its business and to enter into, and to perform and observe the provisions of the Security Agreement and the other Related Financing Agreements to which Debtor is a party ("Debtor Financing Agreements").

b. The execution, delivery and performance of this Security Agreement and the other Debtor Financing Agreements do not and will not:

i. conflict with any provision of Debtor's Articles of Incorporation or By-laws or any statute, regulation, ordinance, rule of law or order of any court or governmental authority applicable to Debtor or any agreement, instrument or other writing binding upon Debtor;

ii. require any governmental consent, approval, authorization designation or declaration of filing; or

iii. cause a default or create a lien or other encumbrance on any assets of Debtor under any other agreement, instrument or writing binding on Debtor.

c. Debtor is in material compliance with all laws, orders, regulations and ordinances of all federal, foreign, state and local governmental authorities relating to the business operations and the assets of Debtor.

d. This Security Agreement and the other Debtor Financing Agreements have been duly executed and delivered to Secured Party and are the legal, valid and binding obligations of Debtor, enforceable against Debtor in accordance with their respective terms.

e. The office where Debtor keeps its records concerning the Collateral and Debtor's chief executive office is and will be located at the address set forth in this Security Agreement, and Debtor has no other place of business except for P. O. Box 141, Provo, Utah 84603.

f. Debtor is solvent, pays its debts as they become due and has the capital sufficient to conduct its business as it is now being conducted and intended to be conducted and the fair salable value of Debtor's total assets exceeds the amount of Debtor's total indebtedness, obligations and liabilities. Debtor will not be rendered insolvent by the execution and delivery of the Security Agreement and the other Debtor Financing Documents or by the transactions contemplated hereunder or thereunder. Debtor will not have incurred, and does not intend to incur, liability for any such obligation beyond its ability to pay or satisfy such liabilities as they become due.

g. There is no action, proceeding, claim or complaint pending or threatened to be brought against Debtor by any federal, state or other governmental authority which might materially, adversely affect Debtor's financial statements, operations, business or the Collateral or jeopardize any of Debtor's bonds or licenses or the renewal thereof.

h. Debtor has filed all federal, state and local tax returns and other reports required by law to be filed prior to the date hereof and which are material to the conduct of its business, and has paid or caused to be paid all taxes, assessments and other Charges (defined below) that are due and payable prior to the date hereof, and has made adequate provision for the payment of such taxes, assessments or other Charges accruing but not yet payable. Debtor has no knowledge of any deficiency or additional assessment in connection with any taxes, assessments or Charges not provided for on its books. As used herein, "Charges" means all federal, state, county, city, municipal and/or other governmental (or any instrumentality, division, agency, body or department thereof including without limitation the Pension Benefit Guaranty Corporation) taxes, levies, assessments, charges, liens, claims or encumbrances upon and/or relating to the Collateral, the Liabilities, Debtor's business, Debtor's ownership and/or use of any of its assets, and/or Debtor's income and/or gross receipts.

i. No information contained herein or in any certificate or other document furnished by Debtor to Secured Party contains any untrue or incorrect statement of material fact or omits to state a material fact necessary to make such representation or warranty not misleading in light of the circumstances under which it was made.

j. Debtor has complied in all material respects with all applicable laws and regulations with respect to:

i. any restrictions, specifications, or other requirements pertaining to products that Debtor sells or to the services it performs;

ii. the conduct of its businesses;

iii. the use, maintenance, and operation of the real and personal properties owned or leased by Debtor in the conduct of its business; and

iv. environmental matters, hazardous substances and asbestos as defined under any of such applicable laws and regulations.

k. Each consent, approval or authorization of, or filing, registration or qualification required to be obtained or effected by Debtor in connection with the execution and delivery of this Security Agreement and the other Debtor Financing Agreements or the undertaking or performance of any obligation hereunder or thereunder has been duly obtained or effected.

l. Debtor has no subsidiary or subsidiaries.

5. Until payment or satisfaction in full of all the Liabilities, Debtor agrees as follows:

a. Debtor shall keep proper books and records in which full and true entries will be made of all dealings or transactions of or in relation to the business and affairs of Debtor, in accordance with generally accepted accounting principles consistently applied, and Debtor shall cause to be furnished to Secured Party:

i. as soon as practicable and in any event within forty-five (45) days after the end of each quarterly accounting period in each fiscal year, statements of income, retained earnings and changes in financial condition of Debtor for such quarterly period, statements of income, retained earnings and changes in financial condition of Debtor as of the end of such quarterly period, and balance sheets of Debtor as of the end of such year to date period, setting forth in each case, in comparative form, figures for the corresponding periods in the preceding quarter and year to date period, all in reasonable detail and satisfactory in scope to Secured Party;

ii. as soon as practicable and in any event within ninety (90) days after the end of each fiscal year, reviewed statements of income, retained earnings and changes in financial condition of Debtor for such year, and balance sheets of Debtor as of the end of such year, setting forth in each case, in comparative form, corresponding figures for the period covered by the preceding annual review and as of the end of the preceding fiscal year, all in reasonable detail and satisfactory in scope to Secured Party and certified to Debtor by Debtor's independent certified public accountants; and

iii. promptly, any and all other financial information and reports in form and substance acceptable to Secured Party as Secured Party may request at any time and from time to time.

b. Debtor will promptly advise Secured Party in writing of the proposed change in address of its chief executive office and opening of any new places of business by Debtor or the closing of any existing places of business of Debtor.

c. Debtor shall maintain its corporate existence, franchises, leases, licenses, patents, contracts and other rights necessary or desirable to the profitable

conduct of its business; shall continue in and limit its operations to the same general line of business as that presently conducted by it; and shall comply with all applicable laws and regulations of any federal, state or local governmental authority, including all laws relating to environmental matters, hazardous substances and asbestos.

d. (i) To abide by, perform and discharge all of Debtor's obligations, covenants and agreements under the Leases; (ii) to enforce or secure the performance of all of the lessees' obligations, covenants and agreements under the Leases at the sole cost of Debtor; (iii) not to require or permit, unless previously approved in writing by the Assignee, advance payment of any rent or other sums due under the Leases (except for security deposits; and, (iv) not to waive, excuse, condone or in any manner release or discharge any lessee from such lessee's obligations, covenants and agreements under its respective Lease, including the obligation to pay the rent required under such Lease in the manner and at the place and time specified in the Lease.

e. To provide Secured Party with written notification of any cancellation, amendment, modification, extension or any other alteration in the terms and provisions of the Leases within thirty (30) calendar days of such cancellation, amendment, modification, extension or other alteration.

f. To appear in and defend any action or proceeding arising under, growing out of or in any manner connected with the Leases or the obligations, duties or liabilities of Debtor and the lessee thereunder, at Debtor's sole cost and expense, and to pay all costs and expenses of Secured Party, including reasonable attorneys' and paralegals' fees and costs, in any action or proceeding in any matter connected with the Leases in which Secured Party may appear.

g. To notify Secured Party immediately after Debtor obtains knowledge of any default or event of default by Debtor or any lessee under any of the Leases.

h. To pay immediately upon demand by Secured Party all sums expended by Secured Party under the authority hereof together with interest thereon at the default rate set forth in the Notes until repaid to Secured Party.

i. To deliver to Secured Party concurrently herewith all original Leases and all amendments and modifications thereof.

6. All representations, warranties and covenants made in this Security Agreement and in any other Debtor Financing Agreements shall survive until the Liabilities are paid or satisfied in full.

7. Debtor shall notify Secured Party immediately after Debtor obtains knowledge of any default or event of default under this Security Agreement or any other Debtor Financing Agreements or the failure of Debtor to observe any of Debtor's undertakings hereunder or thereunder.

8. Debtor shall execute and deliver to Secured Party such financing statements or amendments thereof or supplements thereto and such other instruments as Secured Party may from time to time require in order to comply with the Uniform Commercial Code and all other applicable laws, and preserve and protect the security interests hereby granted, and Debtor shall pay all filing or recording fees. Secured Party is authorized to prepare, sign and file or record any such financing statements as Debtor's agent. Debtor agrees that a photographic, photostatic or other similar reproduction of this executed Security Agreement or an executed financing statement shall be sufficient as a financing statement for the purpose of filing or recording.

9. Secured Party shall have no obligation to marshal any assets in payment or reduction of any of the Liabilities or in favor of Debtor. The amount of any reduction or reductions of the Liabilities, whether by payment, collection or recovery or otherwise, from any source or for any reason, shall be revived and continued in full force as though the amount of any such reduction or reductions had not been made, collected or recovered.

10. No delay on the part of Secured Party in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by Secured Party of any right or remedy shall preclude other or further exercise thereof or the exercise of any other right or remedy. None of the Liabilities shall be waived, unless such waiver is in writing signed by an authorized officer of Secured Party, specifying the specific waiver.

11. DEBTOR ACKNOWLEDGES THAT THIS SECURITY AGREEMENT IS BEING ACCEPTED BY SECURED PARTY IN PARTIAL CONSIDERATION OF SECURED PARTY'S RIGHT TO ENFORCE IN THE STATE OF ILLINOIS AND THE COUNTY OF COOK THE TERMS AND PROVISIONS HEREUNDER AND UNDER ANY OF THE OTHER DEBTOR FINANCING AGREEMENTS DELIVERED TO SECURED PARTY IN CONNECTION WITH THE LIABILITIES. DEBTOR CONSENTS TO JURISDICTION IN THE STATE OF ILLINOIS AND VENUE IN THE COUNTY OF COOK FOR SUCH PURPOSES. DEBTOR WAIVES ANY AND ALL RIGHTS TO CONTEST JURISDICTION AND VENUE OF THE STATE OF ILLINOIS AND COUNTY OF COOK OVER DEBTOR FOR THE PURPOSES OF ENFORCING THIS SECURITY AGREEMENT AND ANY OF THE OTHER DEBTOR FINANCING AGREEMENTS DELIVERED TO SECURED PARTY IN CONNECTION WITH THE LIABILITIES; AND DEBTOR WAIVES ANY AND ALL RIGHTS TO COMMENCE ANY ACTION, WHETHER BY COMPLAINT, COUNTER-COMPLAINT OR CROSS-COMPLAINT OR COUNTERCLAIM WITH RESPECT TO THE LIABILITIES, AGAINST SECURED PARTY IN ANY JURISDICTION OTHER THAN IN THE STATE OF ILLINOIS AND IN THE COUNTY OF COOK. DEBTOR WAIVES ALL RIGHTS TO TRIAL BY JURY.

12. Whenever possible, each provision of this Security Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but, if any provision of this Security Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of the Security Agreement.

13. This Security Agreement constitutes the entire agreement between the parties and may be amended only by a writing signed by an authorized individual on behalf of each party.

Dated as of April 24, 1991

RELCO LOCOMOTIVES-GREAT WEST,
INC., a Utah corporation

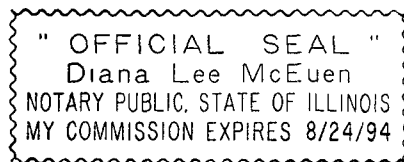
By: 
Donald L. Bachman, President

STATE OF ILLINOIS

COUNTY OF ~~COOK~~ *DuPage*

I, *Diana Lee McEuen*, a Notary Public in and for said County and State aforesaid, do hereby certify that Donald L. Bachman, personally known to me to be the same person whose name is as President of Relco Locomotives-Great West, Inc., a Utah corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this *24th* day of April, 1991.



Diana Lee McEuen
Notary Public

My Commission Expires: _____

EXHIBIT A
TO
EQUIPMENT MORTGAGE AND
ASSIGNMENT OF LEASES/SECURITY AGREEMENT
DATED AS OF APRIL 24, 1991
OF
RELCO LOCOMOTIVES-GREAT WEST, INC.

Specific Equipment

<u>Locomotive Number</u>	<u>Description</u>	<u>Locomotive Location</u>
GW1290	EMD-SW1200, 1200 H.P., 125 ton Switcher	Orem, Utah
GW1291	EMD-SW1200, 1200 H.P., 125 ton Switcher	Orem, Utah
GW1292	EMD-SW1200, 1200 H.P., 125 ton Switcher	Orem, Utah

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RELCO LOCOMOTIVES-GREAT WEST, INC.

Specific Equipment

<u>Locomotive Number</u>	<u>Description</u>	<u>Locomotive Location</u>
GW1290	EMD-SW1200, 1200 H.P., 125 ton Switcher	Orem, Utah
GW1291	EMD-SW1200, 1200 H.P., 125 ton Switcher	Orem, Utah
GW1292	EMD-SW1200, 1200 H.P., 125 ton Switcher	Orem, Utah

EXHIBIT B
TO
EQUIPMENT MORTGAGE AND
ASSIGNMENT OF LEASES/SECURITY AGREEMENT
DATED AS OF APRIL 24, 1991
OF
RELCO LOCOMOTIVES-GREAT WEST, INC.

Description of Leases

<u>Lease Date</u>	<u>Lessor</u>	<u>Lessee</u>	<u>Locomotive Number(s)</u>	<u>Locomotive Location</u>
05/05/89	Debtor	Basic Manufacturing and Technologies of Utah, Inc., d/b/a Geneva Steel	GW1290* GW1291* GW1292*	Orem, Utah Orem, Utah Orem, Utah

* Leased from Relco Finance Corporation